

# COMMITTEE AMENDMENT FORM

DATE: 02/11/09

COMMITTEE    ZONING            PAGE NUM. (S)

ORDINANCE I. D. #08-O-1769            SECTION (S)

RESOLUTION I. D. #09-R-            PARA.

AMENDS THE LEGISLATION BY ADDING TWELVE (12) CONDITIONS ONE OF WHICH IS A SITE PLAN RECEIVED BY THE BUREAU OF PLANNING ON JANUARY 6, 2009.

AMENDMENT DONE BY COUNCIL STAFF 2/11/09



City Council  
Atlanta, Georgia

**08-O-1769**

AN AMENDED ORDINANCE  
BY: ZONING COMMITTEE

**Z-08-65**  
Date Filed: 8-12-08

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **629 Highland Avenue, 221 Lampkin Street, N.E., 229 Lampkin Street, and 235 Lampkin Street, N.E.** be changed from R-5 (Two family Residential) to the MRC-3-C (Mixed Residential Commercial-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 19, 14<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey/map.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

**CONDITIONS FOR**  
**Z-08-65 for 629 Highland Avenue and 221, 229 and 235 Lampkin Street, N.E.**

- 1) Site Plan: A site plan similar to the "Site Plan" prepared by Rutledge Alcock Architects dated December 30, 2008 and stamped "received" by the Bureau of Planning on January 6, 2009. This site plan is conceptual and is not intended to prohibit application of the Beltline Overlay District regulations.
- 2) Height Elevation Diagrams: Conceptual height elevation diagrams similar to the plans ("Elevations Building A, Buildings B & C") prepared by Rutledge Alcock Architects dated October 20, 2008 and stamped "received" by the Bureau of Planning on December 22, 2008. The elevation plans are conceptual and vary due to the existing topography with the following height maximums:
  - a. Building A: Height shall not exceed 44 feet along the Highland Street frontage; and 54 feet along the Corley Street, southern and western facade frontages.
  - b. Building B (townhouses/flats): Height shall not exceed 35 feet along the Lampkin Street frontage and 48 feet along the eastern facade facing the surface parking lot.
  - c. Buildings C (cottages): Height shall not exceed 35 feet.
- 3) Residential Floor Area Ratio (FAR): shall not exceed 0.85 times gross land area.
- 4) Non-residential Floor Area Ratio (FAR): shall not exceed 0.075 times net lot area.
- 5) The following uses shall be prohibited:
  - a. Adult businesses.
  - b. Eating and drinking establishments.
  - c. Recreation establishments, including theaters, bowling alleys, poolrooms, billiard parlors, and similar establishments.
- 6) Non-residential uses shall only be permitted in Building A.
- 7) Corley Street roadway widening: subject to Georgia Department of Transportation approval, as applicable, the curb line shall be relocated westward to accommodate two-way traffic flow for a minimum distance of approximately 220 feet as measured from the southern curb on Highland Avenue. The street configuration shall be finalized upon issuance of the Special Administrative Permit (SAP).
- 8) On-street parking along Corley Street and Lampkin Street: the curb line along both streets shall be relocated to also accommodate the installation of on-street parking. The curb configurations shall be finalized upon issuance of the Special Administrative Permit.
- 9) Building Entrances: Entrances shall be architecturally articulated, face, be visible from, and be directly accessible from the sidewalk. The use of fire-escape, entrance-only and exit-only doors as primary entrances is explicitly prohibited.
- 10) Building Façade Materials and Treatments:
  - a. The following materials shall be prohibited on all building facades: exposed pressure-treated wood; vinyl siding; vinyl railing; white, cream, or off-white solid vinyl windows; and exterior

- insulation finished systems (EIFS). Solid vinyl windows in other colors are permitted. The use of cementitious siding is permitted, but shall not exceed 60% of the surface area of each façade.
- b. Foundations shall be faced in masonry or may be faced in three-coat or two-coat hard coat stucco only if carried from the façade directly above. For the purpose of this Condition, "foundation" is defined as the surface area of the building facade below the lowest finished floor level.
  - c. Exterior columns shall have a minimum width of 5 ½ inches.
  - d. No exterior stairs shall be constructed of wood.
  - e. Stoops shall be a minimum of four feet wide.
  - f. Steps that serve porches and stoops shall have closed risers and ends.

11) Balconies:

- a. 50% of all balconies shall have a minimum depth of three feet.
- b. Railings shall consist of painted wood, ornamental metal or glass.

12) Residential Windows:

- a. Fenestration shall consist of windows in a minimum of 25% of the façade surface area on the building facades that face Highland Avenue, Corley Street and Lampkin Street. Fenestration shall be calculated separately for each building façade.
- b. 50% of the residential window units shall be operable.
- c. All windows shall include windowpanes that are recessed a minimum of two inches from the façade in which they are installed.
- d. Paired windows that are grouped together shall have center mullions that are two inches wider than the side trim.
- e. Flat, "snap-in" muntins, and muntins that are sandwiched between layers of glass are prohibited.



BROAD FIELD, INC. AND FABRIC DEVELOPERS

City Council  
Atlanta, Georgia

**08-0-1769**

**Z-08-65**

Date Filed: 8-12-08

AN ORDINANCE  
BY: ZONING COMMITTEE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **629 Highland Avenue, 214 Corley Street, N.E. and 221 Lampkin Street, N.E., 229 Lampkin Street, and 235 Lampkin Street, N.E.** be changed from R-5 (Two family Residential) to the MRC-3 (Mixed Residential Commercial) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 19, 14<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey/map.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

2-08-065

ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN LAND LOT 19 OF THE 14TH DISTRICT, FULTON COUNTY, THE CITY OF ATLANTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION FORMED BY THE WESTERLY RIGHT-OF-WAY LINE OF CORLEY STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHLAND AVENUE; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S02°15'23"E A DISTANCE OF 160.42 FEET TO A POINT; THENCE, CONTINUING ALONG SAID RIGHT OF-WAY LINE OF CORLEY STREET, S21°45'44"E, A DISTANCE OF 23.44 FEET TO A POINT; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, S03°35'49"E, A DISTANCE OF 88.71 FEET TO A HALF INCH REBAR; THENCE, LEAVING SAID RIGHT-OF-WAY LINE, S88°52'53"W, A DISTANCE OF 60.00 FEET TO A HALF INCH REBAR; THENCE S03°12'10"E, A DISTANCE OF 54.00 FEET TO A HALF INCH REBAR; THENCE S03°22'50"E, A DISTANCE OF 49.67 FEET TO A HALF INCH REBAR; THENCE S89°12'08"W, A DISTANCE OF 60.00 FEET TO A HALF INCH CRIMP TOP PIPE LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF CORLEY STREET; THENCE, ALONG SAID RIGHT-OF-WAY LINE, S03°21'46"E, A DISTANCE OF 63.00 FEET TO A HALF INCH REBAR; THENCE, LEAVING SAID RIGHT-OF-WAY LINE, S88°04'00"W, A DISTANCE OF 46.79 FEET TO A HALF INCH REBAR; THENCE S02°39'59"E, A DISTANCE OF 158.00 FEET TO A HALF INCH REBAR LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF JOHN WESLEY DOBBS STREET; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, S89°24'07"W, A DISTANCE OF 50.00 FEET TO A HALF INCH REBAR; THENCE, LEAVING SAID RIGHT-OF-WAY LINE, N02°39'22"W A DISTANCE OF 221.72 FEET TO A HALF INCH REBAR; THENCE S89°12'08"W, A DISTANCE OF 116.98 FEET TO A HALF INCH OPEN TOP PIPE LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF LAMPKIN STREET; THENCE, ALONG SAID RIGHT-OF-WAY LINE OF LAMPKIN STREET, N02°01'32"W, A DISTANCE OF 103.02 FEET TO A HALF INCH REBAR; THENCE, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N01°47'55"W, A DISTANCE OF 105.68 FEET TO A HALF INCH REBAR; THENCE, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, S89°31'38"E, A DISTANCE OF 68.64 FEET TO A NAIL FOUND; THENCE N00°01'14"E, A DISTANCE OF 96.26 FEET TO A HALF INCH REBAR LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHLAND AVENUE; THENCE N59°36'57"E, A DISTANCE OF 144.59 FEET TO THE **POINT OF BEGINNING**.

SAID PROPERTY BEING KNOWN AS 217, 221, 229 AND 235 LAMPKIN STREET, 214 CORLEY STREET, 629 HIGHLAND AVENUE AND 633 JOHN WESLEY DOBBS STREET AS PER THE CURRENT STREET NUMBERING SYSTEM OF THE CITY OF ATLANTA.

SAID TRACT CONTAINING 1.571 ACRES (68,428 SQUARE FEET)

